



# AGENDA

## Planning Commissioners

Jim Irving, 1<sup>st</sup> District  
Ken Topping, 2<sup>nd</sup> District  
Eric Meyer, 3<sup>rd</sup> District  
Jim Harrison, 4<sup>th</sup> District  
Don Campbell, 5<sup>th</sup> District

**MEETING DATE:** Thursday, October 27, 2016

### **MEETING LOCATION AND SCHEDULE**

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.*

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

### **PLANNING STAFF UPDATES**

2. This is the time set for Planning Staff updates.

### **CONSENT AGENDA:**

3. May 26, 2016 draft Planning Commission minutes
4. June 9, 2016 draft Planning Commission minutes
5. A request for a third time extension by **KAREN LEE HAYNES** for Vesting Tentative Tract Map 2574 to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The proposed project is within the Residential Suburban land use category and is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site

is in the San Luis Bay Sub-area in the South County Planning Area. A revised mitigated negative declaration was approved for this project by the Board of Supervisors on September 27, 2005.

**County File Number: S030062T**  
Supervisory District: 3  
**Project Manager: Jo Manson**

Assessor Parcel Number: 044-501-004  
Date Accepted: N/A  
**Recommendation: Approval**

6. A request for a third time extension by **PHILIP D. GRAY** for Vesting Tentative Tract Map 2441 and Conditional Use Permit to subdivide a 3.8 acre parcel into 38 parcels ranging in size from approximately 2,600 to 4,600 square feet in order to construct a planned development consisting of 38 detached single-family residences. The project includes an approximate 6,000 square foot park, underground drainage basin, and a 26-foot wide private street. The proposed project is within the Residential Multi-Family land use category and is located at the northeast corner of Grande Avenue and Blume Street, within the community of Nipomo. The site is in the South County (Inland) Sub-area in the South County Planning Area. A negative declaration for the project was approved by the Board of Supervisors on November 8, 2005.

**County File Number: S010354U**  
Supervisory District: 4  
**Project Manager: Jo Manson**

Assessor Parcel Number: 092-578-005  
Date Accepted: N/A  
**Recommendation: Approval**

#### **HEARINGS: (Advertised for 9:00 a.m.)**

7. A request by **SLO MINI STORAGE LLC** for a Conditional Use Permit to allow construction of an approximately 119,000 square foot mini storage facility, which includes a 1,350 square foot office. The proposal is the same as a previously approved facility that was approved under Conditional Use Permit DRC2004-00208 in 2008. This permit subsequently expired. The project will result in the disturbance of the entire 5.39 acre parcel. The proposed project is within the Industrial land use category and is located on the east side of Broad Street (4850 Broad Street), approximately ½ mile south of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area. Also to be considered is the approval of the environmental determination. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.

**County File Number: DRC2015-00141**  
Supervisory District: 3  
**Project Manager: Stephanie Fuhs**

Assessor Parcel Number: 076-511-015  
Date Accepted: August 22, 2016  
**Recommendation: Approval**

8. A continued hearing request by the **COUNTY OF SAN LUIS OBISPO** to amend Title 21 and 22 of the County Code, to incorporate a Workforce Housing Ordinance Package and to create new Workforce Housing Design Guidelines. The requested modifications include: 1) an amendment of Title 22 to add new section 22.30.477 – Residential – Workforce Housing Subdivision, 2) an amendment of Title 22 to section 22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category, 3) an amendment of Title 22 to section 22.10.130 – Residential Density, 4) an amendment of Title 22 to section 22.06.030 – Table 2-2, 5) an amendment of Title 22 to add new subsection G.7 to section 22.12.080 – Inclusionary Housing, 6) an amendment of Title 22 to subsection H of section 22.12.080 – Inclusionary Housing – Table 2-2, 7) an amendment of Title 22 to add new subsection E to section 22.12.020 – Applicability, 8) an amendment to Title 22 to Chapter 22.80 – Definitions, and 9) an amendment of Title 21 to section 21.03.020 – Adjustments. The project is proposed within the inland portion of the County (El-Pomar Estrella, Las Pilitas, Nacimiento, and Salinas Sub-Areas of the North County Planning Area, the San Luis Bay Inland Sub Area North and San Luis Obispo Sub Area North of the San Luis Obispo Planning Area, and the San Luis Bay Inland Sub Area South, San Luis Obispo Sub Area South, and South County Sub Area of the South County Inland Planning Area). Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project. CONTINUED FROM 5/26, 6/9, 7/14, 7/28, AND 9/8/2016

**County File Number: LRP2014-00018**

APN: N/A

Supervisory District: 1,3,4, and 5

Date Accepted: N/A

**Brian Pedrotti, Project Manager**

**Recommendation: Board of Supervisors approval**

9. A continued hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to consider the San Miguel Community Plan Update and to: 1) amend and update the North County Area Plan, Part II of the Land Use and Circulation Element of the County General Plan by updating the San Miguel Community Plan for the area within and outside of the existing San Miguel Urban Area, and making other related changes to the Area Plan; 2) amend Chapter 22.94 of the Land Use Ordinance, Title 22 of the County Code by revising and updating planning area standards, and 3) amend the Official Maps, Part III of the Land Use Element of the County General Plan to reflect changes to land use categories and combining designations. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards. Also to be considered is the approval of the environmental document. A Draft Environmental Impact Report (DEIR) has been prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. Upon completion, the Final EIR will be made available to the public and will be considered by the Planning Commission prior to approval of the project. CONTINUED FROM 10/13/2016

**County File Number: LRP2010-00016**

Assessor Parcel Numbers: Various

Supervisory District: 1

Date Accepted: N/A

**Project Manager: Brian Pedrotti**

**Recommendation: Board of Supervisors approval**

## **ADJOURNMENT**

ESTIMATED TIME OF ADJOURNMENT: 5:00 PM

RAMONA HEDGES, SECRETARY  
COUNTY PLANNING COMMISSION

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

## **RULES FOR PRESENTING TESTIMONY**

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to [RHedges@co.slo.ca.us](mailto:RHedges@co.slo.ca.us). Do not include personal information such as address and telephone numbers.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices for the hearing impaired available upon request.

**COPIES OF VIDEO, CD:** You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

## **ON THE INTERNET**

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.